

Grantee: Lansing, MI

Grant: B-08-MN-26-0007

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-08-MN-26-0007

Obligation Date:

03/30/2009

Grantee Name:

Lansing, MI

Award Date:**Grant Amount:**

\$5,992,160.00

Contract End Date:

03/30/2013

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Population in Lansing has been declining slowly for two decades. Unemployment has increased to more than 10% city wide, and the number of vacant units topped 13% of the housing stock, even before the mortgage foreclosure crisis began to hit in full. The number of foreclosures more than tripled between 2004 and 2007. Foreclosures continued to rise through 2008 and remained high in 2009. Most of the City faces a high or very high risk of foreclosure abandonment in the next 18 months. Based on data available in fall 2008, eight areas of the city had seen a concentration of subprime lending and foreclosure activity. These were selected as NSP priority areas. They are Comstock Area, Prudden, Oak Park, Urbandale, Vision 2020, Potter Walsh, Baker Donora and Southwest Lansing neighborhoods.

Distribution and and Uses of Funds:

Activities need to take place to encourage stabilization of the housing market. Excess supply of housing needs to be reduced by acquiring and demolishing vacant blighted housing units and substandard housing that cannot be fully rehabilitated because it is located in flood prone areas. Vacant housing that is contributing to neighborhood decline needs to be rehabilitated and sold where completed units can be successfully marketed. Some vacant housing units need to be rehabilitated for rent to homeless families. Neighborhood stabilization assistance needs to be made available to help citizens mobilize themselves to combat blight and housing deterioration. Some new construction is needed on infill lots. Prospective home owners need assistance to reduce financial barriers to home ownership and overcome buyers' reluctance to purchase in an uncertain housing market. Funds need to be spent on administrative activities necessary to complete neighborhood stabilization initiatives.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,992,160.00
Total CDBG Program Funds Budgeted	N/A	\$5,992,160.00
Program Funds Drawdown	\$0.00	\$4,334,428.68
Program Funds Obligated	\$0.00	\$5,992,160.00
Program Funds Expended	\$0.00	\$1,734,983.16
Match Contributed	\$0.00	\$267,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$267,000.00
Limit on Public Services	\$898,824.00	\$0.00
Limit on Admin/Planning	\$599,216.00	\$98,688.01
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,498,040.00	\$1,500,000.00

Overall Progress Narrative:

Overall progress with NSP 1 is on schedule. Eighty-six foreclosed properties were acquired. Planned acquisition activity has been completed. Demolition is complete for all but one property. Site maintenance activity is continuing for vacant properties. Vacant lot sales policy has been drafted and plans are in progress for disposition of vacant lots. Seven lots in the flood plain will remain vacant. New homes are in progress on eight lots. One lot is being used as a garden and four are being considered for sale to adjacent property owners. Rehabilitation is completed overall for seventeen homes and one home has been newly constructed at a site where a vacant foreclosed blighted home was demolished. Rehabilitation is in progress for two additional homes and bids are being prepared for two more homes to be redeveloped on vacant previously developed lots.

Two completed homes have been sold to home owners, three offers are pending, two are occupied by supportive housing tenants and the rest are being actively marketed or readied for rental. Two homes are in process of rehabilitation for rent to families at or below 50% of area median income. The Neighborhood Empowerment Center is completed and occupied.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-1, Permanent Supportive Housing Development	\$0.00	\$1,500,000.00	\$1,203,101.42
2-1, Library Rehabilitation	\$0.00	\$850,000.00	\$850,000.00
3-1, Home owner Purchase and Rehabilitation Assistance	\$0.00	\$0.00	\$0.00
4-1, Demolition and Deconstruction	\$0.00	\$400,000.00	\$313,120.21
5-1, Housing Rehabilitation and Resale	\$0.00	\$840,000.00	\$840,000.00
6-1, New Construction	\$0.00	\$250,000.00	\$214,133.77
7-1, Home Buyer Assistance	\$0.00	\$0.00	\$0.00
8-1, Land Bank Acquisition, Disposition and Maintenance	\$0.00	\$1,552,944.00	\$815,385.27
9, Administration	\$0.00	\$599,216.00	\$98,688.01
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	2
Activity Title:	Rehabilitation of former Library

Activity Category:

Rehabilitation/reconstruction of public facilities

Project Number:

2-1

Projected Start Date:

03/01/2009

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Library Rehabilitation

Projected End Date:

02/01/2011

Completed Activity Actual End Date:
Responsible Organization:

GLHC

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$850,000.00
Total CDBG Program Funds Budgeted	N/A	\$850,000.00
Program Funds Drawdown	\$0.00	\$850,000.00
Program Funds Obligated	\$0.00	\$850,000.00
Program Funds Expended	\$0.00	\$0.00
GLHC	\$0.00	\$0.00
Match Contributed	\$0.00	\$267,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitate a 17,000 sq. ft. building for use as a one-stop Housing and Community Resource Center/Neighborhood Empowerment Center.

Location Description:

Corner Maple St. and Pine St. in Comstock NSP priority area, census tract 5.

Activity Progress Narrative:

The neighborhood Empowerment Center is completed and occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	0	3/1
# of Non-business Organizations	0	6/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Survey Method

	Low	Mod	Total Low/Mod%	
# of Persons	39920	26476	118058	56.24

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	3
Activity Title:	Homeowner Purchase Rehabilitation (HPR)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

3-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Home owner Purchase and Rehabilitation Assistance

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

GLHC

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
GLHC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Assist eligible home buyers in selecting, acquiring, rehabilitation properties and finding affordable fixed-rate mortgages.

Location Description:

Southwest Lansing or any NSP eligible block group.

Activity Progress Narrative:

This activity was cancelled.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	4
Activity Title:	Demolition of blighted property

Activity Category:

Clearance and Demolition

Project Number:

4-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition and Deconstruction

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

ICLB

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$313,120.21
Program Funds Obligated	\$0.00	\$400,000.00
Program Funds Expended	\$0.00	\$124,273.03
ICLB	\$0.00	\$124,273.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolition of blighted property that is not feasible for rehabilitation.

Location Description:

Homes in 100 year flood plain or any NSP target area.

Activity Progress Narrative:

Demolition has been completed for 65 homes. One demolition is pending. Eight vacant parcels are scheduled or in progress for infill with newly constructed homes. Seven lots are in the flood plain and will remain vacant. One lot is in use as a community garden. Four lots are under consideration for acquisition by neighbors as side lots. A vacant lot sales policy has been drafted and is under review.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	84/60
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	93/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	5
Activity Title:	Acquisition, Rehabilitation and Resale (ADR)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Housing Rehabilitation and Resale

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

ICLB

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$840,000.00
Total CDBG Program Funds Budgeted	N/A	\$840,000.00
Program Funds Drawdown	\$0.00	\$840,000.00
Program Funds Obligated	\$0.00	\$840,000.00
Program Funds Expended	\$0.00	\$238,654.18
ICLB	\$0.00	\$238,654.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire and rehabilitate foreclosed properties for sale to eligible home buyers.

Location Description:

NSP eligible areas.

Activity Progress Narrative:

Nine homes have been rehabilitated and one more is being readied for bid. Two have been sold to home buyers. Three offers are pending. Four more properties are listed for sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	14/10
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/10
# of Singlefamily Units	0	14/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/10	1/10	100.00
# Owner Households	0	0	0	0/0	1/10	1/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	6
Activity Title:	New Construction

Activity Category:

Construction of new housing

Project Number:

6-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

ICLB

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$0.00	\$214,133.77
Program Funds Obligated	\$0.00	\$250,000.00
Program Funds Expended	\$0.00	\$109,761.00
ICLB	\$0.00	\$109,761.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Infill Construction of new housing for sale to NSP eligible home buyers.

Location Description:

Comstock Area, Oak Park Area or Prudden Area

Activity Progress Narrative:

One home has been completed and one is being readied for bid.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	7
Activity Title:	Down Payment Assistance (DPA)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

7-1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Home Buyer Assistance

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Lansing

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Lansing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Down payment assistance for NSP eligible home buyers purchasing a foreclosed home in one of the City's priority NSP areas.

Location Description:

NSP eligible priority areas.

Activity Progress Narrative:

This activity has been cancelled, however home ownership assistance is available from other sources for purchasers of homes rehabilitated with NSP funds..

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

# Owner Households	0	0	0	0/0	0/0	0/0	0
--------------------	---	---	---	-----	-----	-----	---

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	8
Activity Title:	Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

8-1

Projected Start Date:

03/01/2009

Benefit Type:
Activity Status:

Under Way

Project Title:

Land Bank Acquisition, Disposition and Maintenance

Projected End Date:

03/01/2019

Completed Activity Actual End Date:
National Objective:

NSP Only - LMMI

Responsible Organization:

ICLB

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,552,944.00
Total CDBG Program Funds Budgeted	N/A	\$1,552,944.00
Program Funds Drawdown	\$0.00	\$815,385.27
Program Funds Obligated	\$0.00	\$1,552,944.00
Program Funds Expended	\$0.00	\$965,666.40
ICLB	\$0.00	\$965,666.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties for rehabilitation, sale, demolition or land banking. Includes the cost of property maintenance.

Location Description:

Comstock area, Oak Park, Prudden, Vision 2020, Baker Donora, Urbandale, Potter Walsh and Southwest Lansing.

Activity Progress Narrative:

Acquisition has been completed for 86 properties which have been either demolished, rehabilitated or redeveloped. Expenses are incurred for routine maintenance on vacant lots.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	66/70
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	68/70

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Affordable fixed-rate mortgages	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	9
Activity Title:	General Program Administration

Activity Category:

Administration

Project Number:

9

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2019

Completed Activity Actual End Date:
Responsible Organization:

City of Lansing

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$599,216.00
Total CDBG Program Funds Budgeted	N/A	\$599,216.00
Program Funds Drawdown	\$0.00	\$98,688.01
Program Funds Obligated	\$0.00	\$599,216.00
Program Funds Expended	\$0.00	\$28,844.37
City of Lansing	\$0.00	\$28,844.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administrative activities required to implement the NSP grant.

Location Description:

N/A

Activity Progress Narrative:

Financial management, grant management, record keeping and general administration activities are ongoing.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
